



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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TECHNICAL STAFF REPORT

Planning Board Meeting of April 26, 2007

Case No./Petitioner:

SDP-06-124, Minstrel Way LLC

Subject:

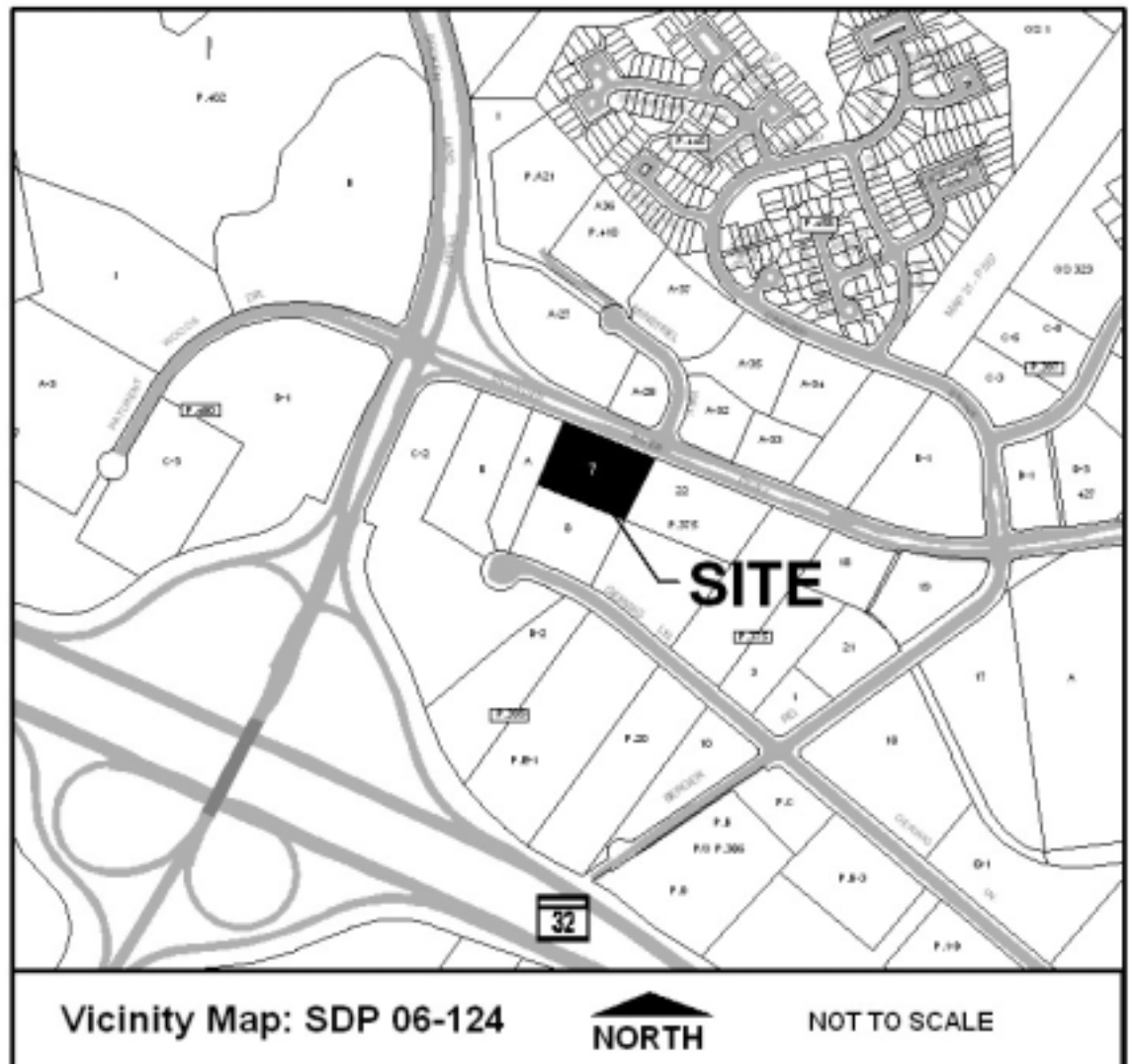
SDP-06-124, E.G.U., Section 2, Area 2, Lot 24, proposed bank

Request:

For approval of a site development plan (SDP) for the construction of a bank (Chevy Chase Bank) in accordance with Final Development Plan Phase 55 (FDP 55).

Location:

The subject site is located on the south side of Snowden River Parkway, approximately 600 feet east of Broken Land Parkway, at the southwest corner of the future intersection of Snowden River Parkway and proposed Minstrel Way, in the Sixth Election District of Howard County, Maryland.



Vicinal Properties:

The site is bounded on the north by Snowden River Parkway, a public road; on the east by E.G.U., 2/2, Lot 22, zoned New Town, Employment Center – Industrial (NT, EC-IND), improved with a commercial building and one-half of a private shared road with the other half of the private shared road located on this site; on the south by E.G.U., 2/2, Lot 8, zoned NT, EC-IND, unimproved; and on the west by E.G.U., 2/4, Parcel A, zoned NT, EC-IND, unimproved.

Site History:

1. F-69-26, E.G.U., 2/2, Lots 1-12, recorded 6/2/69
2. FDP 55, E.G.U., 2/2, recorded 6/2/69
3. SDP-72-51c, E.G.U., 2/2, Lot 7, Industrial Bldg. (Truland Electrical Construction), approved 2/9/71
4. SDP-81-167c, E.G.U., 2/2, Lots 7-8, proposed fence, approved 6/7/81
5. F-07-114, E.G.U., 2/2, Lot 24 and public road R/W widening dedication, a resubdivision of Lot 7, submitted 1/9/07 and is in the review process at the time of the preparation of this report.

Site Analysis:

Area of Lot 24.....	2.171 acres
Max. bldg. height permitted	50 feet or as approved by the Planning Board
Max. bldg. height proposed	25 feet
Max. bldg. coverage permitted.....	50% or as approved by the Planning Board
Max. bldg. coverage proposed.....	4702 sq. ft. or 4.97%
Min. required structure setback from a public road R/W	30 feet or as approved by the Planning Board
Proposed minimum structure setback from a public road R/W:	
A. Snowden River Parkway	47± feet
B. Minstrel Way.....	102± feet
Parking spaces required at 5 PS per 1,000 sq. ft.....	18 spaces
Parking spaces provided.....	54 spaces
Min. required parking setback from a public road R/W	25 feet or as approved by the Planning Board
Proposed minimum parking setback from a public road R/W:	
A. Snowden River Parkway.....	25 feet
B. Minstrel Way	25 feet

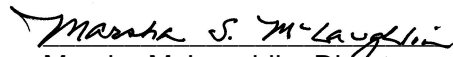
- A. Vehicular access to the site will be provided by a proposed private road that will intersect with proposed Minstrel Way, a public road. This proposed private road will also provide access to adjacent Parcel A, E.G.U., 2/4. [See SDP-07-78]
- B. This site is exempt from the requirements of the Forest Conservation Act in accordance with Subdivision Section 16.1202(b)(1)(iv) because it is a part of a planned unit development (New Town) with preliminary plan approval and 50% or more of its land developed before 12/31/92.
- C. The SDP-06-124 file is available for public review at the Department of Planning and Zoning public service counter, Monday through Friday, 8:00 am to 5:00 pm, except on Howard County Government observed holidays.
- D. This SDP is in accordance with all applicable FDP 55 requirements and the New Town alternative compliance provision of the Landscape Manual.

SRC Action:

On 1/26/07, the Subdivision Review Committee determined this plan to be 'technically complete', subject to its agencies comments. The SRC agencies comments primarily addressed minor corrections and additions to the plan.

Recommendation:

The Department of Planning and Zoning recommends **approval** of the site development plan, subject to compliance with the SRC agencies' comments.

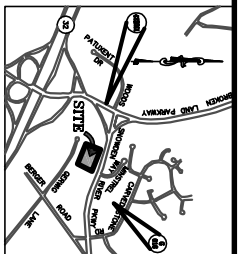


Marsha McLaughlin, Director
Department of Planning and Zoning

04/03/07

Date

MM/ma/cs/sdp06124stfrpt

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SITE DEVELOPMENT PLAN
SDP-06-124
FINANCIAL INSTITUTION
(PREVIOUS SDP 81-1676)

MINSTREL CROSSING

G.U. SUBDIVISION SECTION 2, AREA 2, LOT 1

ELECTION DISTRICT 6
PRECINCT 114
SCALE: AS SHOWN

NO. 42 G 3 7 1

HOWARD COUNTY, MARYLAND
PLANNING BOARD
FEBRUARY 1, 2007
SHEET 1 OF 10

